



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

(WATERLINE EASEMENT)
SOUTH I-35 WATER/WASTEWATER PROGRAM
CIP # 6937.003

DESCRIPTION FOR PARCEL 4558.66 WE

LEGAL DESCRIPTION OF A 2.493-ACRE (108,608 SQUARE FOOT) TRACT OF LAND OUT OF THE REMAINDER PORTION OF A CALLED 54.2-ACRE TRACT IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, HAVING BEEN CONVEYED TO TRAVIS MIZPAH, LTD. BY WARRANTY DEED DATED DECEMBER 3, 1997 AND RECORDED IN VOLUME 13074, PAGE 565 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2.493-ACRE TRACT BEING COMPRISED OF TWO PARTS, PART 1 CONTAINING 2.205 ACRES (96,041 SQUARE FEET) OF LAND AND PART 2 CONTAINING 0.288 ACRE (12,567 SQUARE FEET) OF LAND; SAID PART 1 AND PART 2 AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 (2.205 ACRES)

BEGINNING on a ½-inch diameter iron rod with a plastic cap stamped “McAngus Surveying” found in the westerly right-of-way line of Interstate Highway No. 35 (right-of-way width varies), being the most easterly corner of a called 2.000-acre tract of land conveyed to Burnya Mae McLeod by Document No. 2001220365 of the Official Public Records of Travis County, Texas, same being an angle point in the easterly boundary line of the remainder portion of a called 54.2-acre tract conveyed to Travis Mizpah, Ltd. by instrument recorded in Volume 13074, Page 565 of the Real Property Records of said County, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,019,137.91, E=3,096,876.41, for the most southerly corner and **POINT OF BEGINNING** of this tract;

THENCE departing said westerly right-of-way line of Interstate Highway No. 35, with the common boundary line of said called 2.000-acre tract and said remainder portion of the called 54.2-acre tract, N66°52'37"W for a distance of 30.14 feet to a 60d nail set for the most westerly corner of this tract, from which a ½-inch diameter iron rod with a plastic cap stamped “McAngus Surveying” found on an angle point in said common boundary line bears N66°52'37"W a distance of 83.31 feet;

THENCE departing said common boundary line, through the interior of said remainder portion of the called 54.2-acre tract, N17°31'37"E for a distance of 3,200.39 feet to a calculated point in the approximate centerline of Onion Creek, being in the northerly boundary line of said remainder portion of the called 54.2-acre tract, being also in the southerly boundary line of Lot 2, Block "A" of Double Creek Village, Block A, a subdivision recorded in Document No. 200500241 of said Official Public Records, for the most northerly corner of this tract;

THENCE with said northerly boundary line of the remainder portion of the called 54.2-acre tract, same being said southerly boundary line of Lot 2, Block "A" of Double Creek Village, Block A, being also said approximate centerline of Onion Creek, S71°05'50"E for a distance of 30.01 feet to a calculated point in the aforementioned westerly right-of-way line of Interstate Highway No. 35, for the most easterly corner of said remainder portion of the called 54.2-acre tract, for the most easterly corner of this tract;

THENCE departing said southerly boundary line of Lot 2, Block "A" of Double Creek Village, Block A, with said westerly right-of-way line of Interstate Highway No. 35, same being the easterly boundary line of said remainder portion of the called 54.2-acre tract, S17°31'37"W, pass at a distance of 1,681.80 feet a 5/8-inch diameter iron rod found, pass at a distance of 2,681.87 feet a 5/8-inch diameter iron rod found, continuing for a total distance of 3,202.61 feet to the **POINT OF BEGINNING** and containing 2.205-acres (96,041 square feet) of land.

PART 2 (0.288 ACRE)

BEGINNING on a brass disk in concrete stamped "Herman Heep Corner" found in the westerly right-of-way line of Interstate Highway No. 35 (right-of-way width varies), being a northeasterly corner of a called 418.601-acre tract of land conveyed to SLF III-Onion Creek, L.P. by Document No. 2007226648 of the Official Public Records of Travis County, Texas, same being the most southerly corner of the remainder portion of a called 54.2-acre tract of land conveyed to Travis Mizpah, Ltd. by instrument recorded in Volume 13074, Page 565 of the Real Property Records of said County, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,018,709.04, E=3,096,740.97, for the most southerly corner and **POINT OF BEGINNING** of this tract;

THENCE departing said westerly right-of-way line of Interstate Highway No. 35, with the common boundary line of said called 418.601-acre tract and said remainder portion of the called 54.2-acre tract, N62°37'04"W for a distance of 30.45 feet to a 60d nail set for the most westerly corner of this tract, from which a brass disk in concrete stamped "Herman Heep Corner" found on the southwesterly corner of said remainder portion of the called 54.2-acre tract, bears N62°37'04"W a distance of 563.87 feet;

THENCE departing said common boundary line, through the interior of said remainder portion of the called 54.2-acre tract, N17°31'37"E for a distance of 417.70 feet to a 60d nail set in the common boundary line of a called 2.000-acre tract of land conveyed to Burnya Mae McLeod by Document No. 2001220365 of said Official Public Records and said remainder portion of the called 54.2-acre tract, for the most northerly corner of this tract, from which a ½-inch diameter iron rod with a plastic cap stamped "McAngus Surveying" found on an angle point in said common boundary line bears N67°06'36"W a distance of 101.43 feet;

THENCE with said common boundary line of the called 2.000-acre tract and the remainder portion of the called 54.2-acre tract, S67°06'36"E for a distance of 30.13 feet to a ½-inch diameter iron rod with a plastic cap stamped "McAngus Surveying" found in said westerly right-of-way line of Interstate Highway No. 35, being the most southerly corner of said called 2.000-acre tract, same being an angle point in the easterly boundary line of said remainder portion of the called 54.2-acre tract, for the most easterly corner hereof;

THENCE with said westerly right-of-way line of Interstate Highway No. 35, same being the easterly boundary line of said remainder portion of the called 54.2-acre tract, S17°31'37"W for a distance of 420.10 feet to the **POINT OF BEGINNING** and containing 0.288-acre (12,567 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, Central Zone-4203, NAD 83(CORS). Project control points were established from City of Austin reference station "F-11-3001" having coordinate values of N=10,022,636.88, E=3,098,305.34 and "F-11-2001" having coordinate values of N=10,023,831.79, E=3,098,416.36. Distances shown herein are grid.


THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jackie Lee Crow, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 17th day of November, 2008, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875



Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas



REFERENCES

MAPSCO 2003 703-R,703-V
AUSTIN GRID NO. F-11
TCAD PARCEL ID NO. 04-4818-0203
MACIAS & ASSOCIATES, L.P., PROJECT NO. 396-04-08

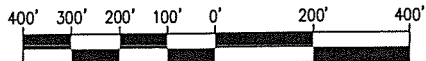
Reviewed and Approved by
Landmark Surveying, LP

 Date 11-17-08

Dana A. Markus-Wolf, R.P.L.S. No. 4996
President of the General Partner

Exhibit "A"
Page 4 of 5

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1"=400'

LEGEND

- ☒ BRASS DISK FOUND
STAMPED "HERMAN HEEP CORNER"
- ⊙ 1/2" IRON ROD FOUND WITH PLASTIC
CAP STAMPED "McANGUS SURVEYING"
- 5/8" IRON ROD FOUND
- △ 60D NAIL SET
- △ CALCULATED POINT
- () RECORD INFORMATION
- R.P.R.T.C.T. REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS
OF TRAVIS COUNTY, TEXAS

LINE TABLE

NO.	BEARING	DISTANCE
L1	N66°52'37"W	30.14'
L2	N66°52'37"W	83.31'
L3	S71°05'50"E	30.01'
L4	N62°37'04"W	30.45'
L5	N17°31'37"E	417.70'
L6	N67°06'36"W	101.43'
L7	S67°06'36"E	30.13'
L8	S17°31'37"W	420.10'

SANTIAGO DEL VALLE
GRANT

LOT 2, BLOCK "A"
DOUBLE CREEK VILLAGE
BLOCK A
DOC. NO. 200500241
O.P.R.T.C.T.

APPROXIMATE CENTERLINE
ONION CREEK

CITY OF AUSTIN
5' ELECTRIC &
TELEPHONE EASEMENT
VOL. 3815, PG. 2159
D.R.T.C.T.

TRAVIS MIZPAH, LTD.
VOL. 13074, PG. 565
R.P.R.T.C.T.

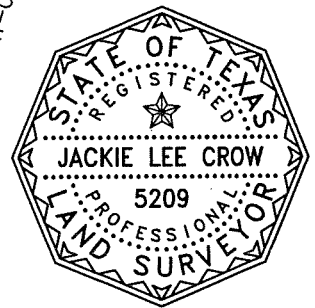
REMAINDER PORTION OF
(54.2 ACRES)

PARCEL 4558.66
WATERLINE EASEMENT
PART 1
2.205 AC.
96,041 SQ. FT.

CITY OF AUSTIN
5' ELECTRIC UTILITY
EASEMENT
VOL. 12335, PG. 241
R.P.R.T.C.T.

CITY OF AUSTIN
5' ELECTRIC &
TELEPHONE EASEMENT
VOL. 5254, PG. 1980
D.R.T.C.T.

INTERSTATE HIGHWAY NO. 35
SOUTHBOUND FRONTAGE ROAD
(RIGHT-OF-WAY VARIES)



BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE-4203, NAD83(CORS). THE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT "F-11-3001" HAVING COORDINATE VALUES OF N=10,022,636.88, E=3,098,305.34 AND CITY OF AUSTIN REFERENCE POINT "F-11-2001" HAVING COORDINATE VALUES OF N=10,023,831.79, E=3,098,416.36. DISTANCES SHOWN HEREON ARE GRID.

SEPTEMBER 26, 2008
REVISED: NOVEMBER 7, 2008
REVISED: NOVEMBER 17, 2008

Jackie Lee Crow
Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 - State of Texas

POINT OF
BEGINNING PART 1
N=10,019,137.91
E=3,096,876.41
GRID

PARCEL 4558.66
WATERLINE
EASEMENT
PART 2
0.288 AC.
12,567 SQ. FT.

POINT OF
BEGINNING PART 2
N=10,018,709.04
E=3,096,740.97
GRID

BURNIA MAE MCLEOD
DOC. NO. 2001220365
O.P.R.T.C.T.
(2.000 ACRES)

CITY OF AUSTIN
5' ELECTRIC &
TELEPHONE EASEMENT
VOL. 11372, PG. 556
R.P.R.T.C.T.

TRAVIS MIZPAH, LTD.
VOL. 13074, PG. 565
R.P.R.T.C.T.

SLF III - ONION CREEK, L.P.
DOC. NO. 2007226648
O.P.R.T.C.T.
(418.601 ACRES)

DATE: 9/26/11/07.11/17/08
DRAWN BY: T. BLENDE, J. CROW
MAI JOB NO.: 396-04-08
REFERENCE:

J:\JOBS\URS\396-04-08 SouthIH35\DWG\4558.66 WE.dwg

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

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